



**SURPLUS LAND  
PARCEL INFORMATION SHEET**

|         |               |
|---------|---------------|
| Pin     | 4310          |
| Project | SP-0068(32)36 |
| Parcel  | 1:TQ          |
| Tax ID  | 27-34-253-008 |

Auction Date: **November 16, 2017**

|         |                                    |
|---------|------------------------------------|
| ADDRESS | 12981 South Redwood Road, Riverton |
|---------|------------------------------------|



|               |  |
|---------------|--|
| Minimum Bid   | \$175,000.00   |
| Deposit (10%) | \$17,500.00 (Subject to change due to actual sale amount at time of auction) |
| COUNTY        | Salt Lake  |
| SQ. FT.       | 14,445   |
| ACRES         | 0.332  |

**GENERAL INFORMATION**

**CLOSING COSTS**

**\*\*\*ALL CLOSING COSTS ARE DUE FROM  
THE PREVAILING BIDDER AT THE TIME OF THE AUCTION\*\*\***

|                                  |                   |
|----------------------------------|-------------------|
| Engineering Document Preparation | \$1,000.00        |
| Appraisal Costs:                 | \$2,200.00        |
| Administrative Fee               | \$250.00          |
| Sales Processing Costs           | \$500.00          |
| <b>TOTAL CLOSING COSTS</b>       | <b>\$3,950.00</b> |

|         |                      |
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| Tax ID  | <b>27-34-253-008</b> |

|   | Township   | <b>3S</b> | Range   | <b>1W</b> | Section   | <b>34</b> | Meridian | <b>S.L.B. &amp; M</b> |
|---|--|-----------|---|-----------|---|-----------|----------|-----------------------|
| <b>Legal Description</b>                  | Beginning at a point in the southerly boundary line of said entire tract which point is 65.25 feet North along the quarter section line and 101.00 feet East from the Center Quarter Corner of said Section 34, said point is also approximately 67.00 feet perpendicularly distant easterly from the Redwood Road (SR-68) Control Line (Reference Project S-0068(95)41) opposite engineer station 63+72.60; and running thence North 73.70 feet along a line parallel with said control line to a point in the northerly boundary line of said entire tract; thence East 196.00 feet along said northerly boundary line to the easterly boundary line of said entire tract; thence South 73.70 feet along said easterly boundary line to said southerly boundary line; thence West 196.00 feet along said southerly boundary line to the point of beginning.                                  |           |   |           |   |           |          |                       |
| <b>Access</b>                             | Access is from SR-68 (Redwood Road)  |           |   |           |   |           |          |                       |
| <b>Reservations of Sale</b>               | <ol style="list-style-type: none"> <li>1. Parcel is subject to a <u>Perpetual Easement</u> – See attached Quit Claim Deed</li> <li>2. Parcel is subject to a <u>Temporary Easement</u> – See attached Quit Claim Deed</li> <li>3. Signs , Billboards, Outdoor Advertising Structures, or advertising of any kind as defined in 23 United States Code, Section 135, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principle activities conducted on this land.</li> <li>4. Together with and subject to any and all easements, rights or way and restrictions appearing of record or enforceable in law and equity.</li> <li>5. Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of land.</li> </ol> |           |   |           |   |           |          |                       |
| <b>Disclosures</b>                        | The Right of First Refusal Consideration <b>DOES NOT APPLY</b> to this property  |           |   |           |   |           |          |                       |
| <b>For Additional Information Contact</b> | <b>Deryl Davis</b><br><br>Surplus Land Coordinator<br><br>Office: 801-965-4701<br>Cell: 385-222-6664<br><a href="mailto:ddavis@utah.gov">ddavis@utah.gov</a>   |           | <b>Brad Daley</b><br><br>Surplus Land Program Manager<br><br>Office: 801-965-4282<br>Cell: 801-633-6250<br><a href="mailto:bdaley@utah.gov">bdaley@utah.gov</a> |           | <b>Shirleen Hancock</b><br><br>ROW Deputy Director<br>Property Management<br><br>Office: 801-965-4438<br>Cell: 801-633-4723<br><a href="mailto:shirleenhancock@utah.gov">shirleenhancock@utah.gov</a> |           |          |                       |

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## Quit Claim Deed

Salt Lake County

|                       |               |
|-----------------------|---------------|
| Tax ID No.            | 27-34-253-008 |
| PIN No.               | 4310          |
| Reference PIN No.     | 11203         |
| Project No.           | SP-0068(32)36 |
| Reference Project No. | S-0068(95)41  |
| Parcel No.            | 0068:01:TQ    |

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby Quit Claims to \_\_\_\_\_, Grantee, at \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_, Zip \_\_\_\_\_, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A tract of land being part of an entire tract of property, situate in the SW1/4NE1/4 of Section 34, T.3S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the southerly boundary line of said entire tract which point is 65.25 feet North along the quarter section line and 101.00 feet East from the Center Quarter Corner of said Section 34, said point is also approximately 67.00 feet perpendicularly distant easterly from the Redwood Road (SR-68) Control Line (Reference Project S-0068(95)41) opposite engineer station 63+72.60; and running thence North 73.70 feet along a line parallel with said control line to a point in the northerly boundary line of said entire tract; thence East 196.00 feet along said northerly boundary line to the easterly boundary line of said entire tract; thence South 73.70 feet along said easterly boundary line to said southerly boundary line; thence

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UDOT RW-05UD (11-01-03)

|             |               |
|-------------|---------------|
| PIN No.     | 4310          |
| Project No. | SP-0068(32)36 |
| Parcel No.  | 0068:01:TQ    |

West 196.00 feet along said southerly boundary line to the point of beginning. The above described parcel of land contains 14,445 square feet or 0.332 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°12'46" clockwise to obtain highway bearings.)

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Subject To a Perpetual Easement, Parcel No. 0068:01:E

**RESERVING THEREFROM UNTO GRANTOR ITS SUCCESSORS AND ASSIGNS**, a perpetual easement, upon part of an entire tract of property, in the SW1/4NE1/4 of Section 34, T.3S., R.1W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and distribution lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to slopes, street and signal lighting facilities, directional and traffic information signs to facilitate the construction of the existing Redwood Road (SR-68) known as Project No. S-0068(95)41. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantee and the Grantee's successors, heirs and assigns, and reserves therefrom unto the grantor all rights to change the vertical distance or grade of said cut and/or fill slopes.

The boundaries of said part of an entire tract of land are described as follows:

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UDOT RW-05UD (11-01-03)



Beginning at a point in the southerly boundary line of said entire tract which is 65.25 feet North along the quarter section line and 101.00 feet East from the Center Quarter Corner of said Section 34, said point is also approximately 67.00 feet perpendicularly distant easterly from the Redwood Road (SR-68) Control Line opposite engineer station 63+72.60; and running thence North 73.70 feet along a line parallel with said control line to a point in said northerly boundary line of said entire tract; thence East 13.00 feet along said northerly boundary line; thence South 73.70 feet to the southerly boundary line of said entire tract; thence West 13.00 feet along said southerly boundary line to the point of beginning. The above described part of an entire tract of land contains 958 square feet or 0.022 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°12'46" clockwise to obtain highway bearings.)

After said public utilities and appurtenant parts thereof are constructed on the above described part of an entire tract at the expense of the Utah Department of Transportation, said Utah Department of Transportation is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said public utilities and appurtenant parts thereof.

Subject To a Temporary Easement, Parcel No. 0068:01:E2

**RESERVING THEREFROM UNTO GRANTOR ITS SUCCESSORS AND ASSIGNS**, a temporary easement, upon part of an entire tract of property, in the SW1/4NE1/4 of Section 34, T.3S., R.1W., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of the existing Redwood Road (SR-68) known as Project No. S-0068(95)41. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point in the southerly boundary line of said entire tract which is 65.25 feet North along the quarter section line and 114.00 feet East from the Center Quarter Corner of said Section 34, said point is also approximately 80.00 feet perpendicularly distant easterly from the Redwood Road (SR-68) Control Line opposite engineer station 63+72.60; and running thence North 73.70 feet to the northerly boundary line of said entire tract; thence East 10.00 feet along said northerly boundary line; thence South 73.70 feet to the southerly boundary line of said entire tract; thence West 10.00 feet along said southerly boundary line to the point of beginning. The above described part of an entire tract of land contains 737 square feet or 0.017 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°12'46" clockwise to obtain highway bearings.)

PIN No. 4310  
Project No. SP-0068(32)36  
Parcel No. 0068:01:TQ

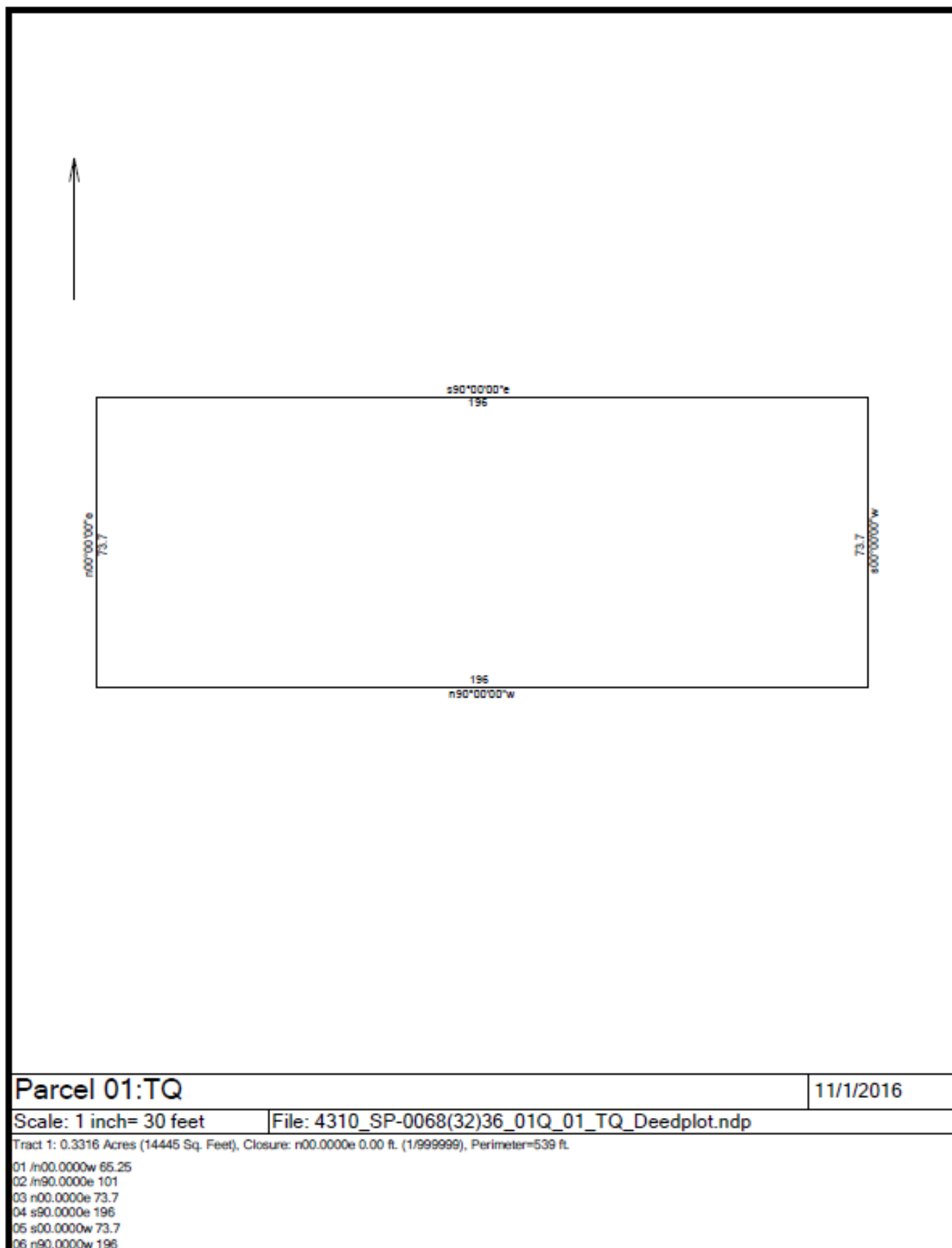
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, by its Director of Right of Way.

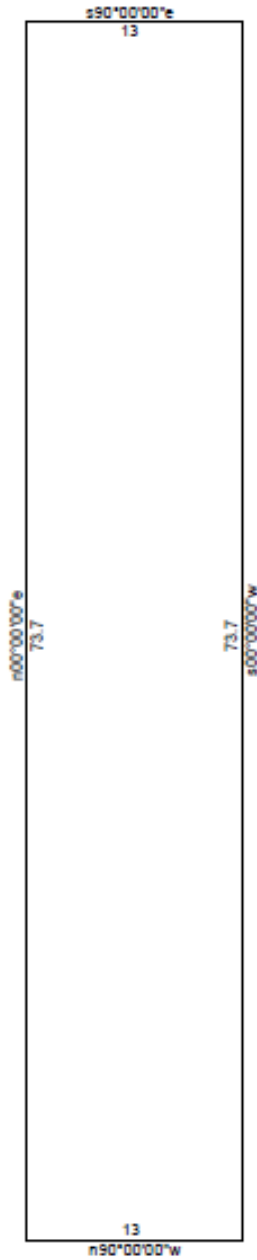
STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By \_\_\_\_\_

On the date first above written personally appeared before me, \_\_\_\_\_, who, being by me duly sworn, says that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp the date in this certificate first above written:

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Parcel 01:E

11/1/2016

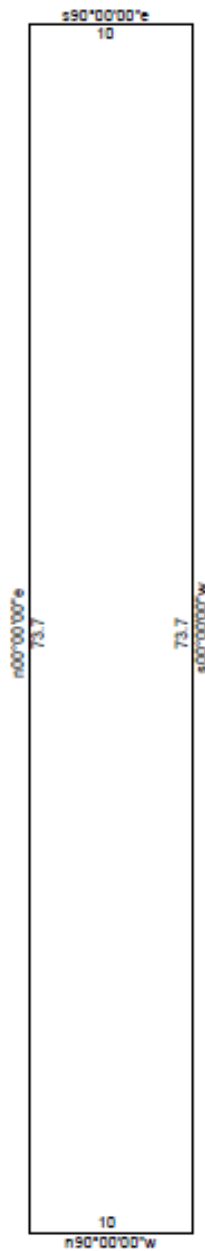
Scale: 1 inch= 10 feet

File: 4310\_SP-0068(32)36\_01Q\_01\_E\_Deedplot.ndp

Tract 1: 0.0220 Acres (958 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=173 ft.

01 /n00.0000w 65.25  
02 /n90.0000e 101  
03 n00.0000e 73.7  
04 s90.0000e 13  
05 s00.0000w 73.7  
06 n90.0000w 13





Parcel 01:E2

11/1/2016

Scale: 1 inch= 10 feet

File: 4310\_SP-0068(32)36\_01Q\_01\_E2\_Deedplot.ndp

Tract 1: 0.0169 Acres (737 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=167 ft.

01 /n00.0000w 65.25  
02 /n90.0000e 114  
03 n00.0000e 73.7  
04 s90.0000e 10  
05 s00.0000w 73.7  
06 n90.0000w 10

